

CITY OF BELMONT
PLANNING COMMISSION MEETING
SUMMARY MINUTES

TUESDAY, MAY 19, 2015 - 7:00 PM

Chair Kim called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Kim, Hurt, Mates, McCune, Simpson

Commissioners Absent: MacDonald, Goldfarb

Staff Present: Community Development Director de Melo, City Attorney Rennie, Associate Planner Gill, Planning Technician Langbauer, Recording Secretary Turning

2. COMMUNITY FORUM

Mr. Kennan spoke to the need for a vibrant downtown in Belmont.

3. COMMISSION ANNOUNCEMENT/AGENDA ANNOUNCEMENT

City Council Meeting of May 26, 2015

Liaison: Commissioner McCune

Alternate Liaison: Commissioner Goldfarb

4. PUBLIC HEARINGS

A. 1249 Lane Street

To consider a Single Family Design Review to construct a 1,310 Sq. Ft. addition to the existing 1,710 Sq. Ft. Single-Family Residence for a total of 3,020 Sq. Ft. (Appl. No. PA2014-0067)

APN: 045-283-180; Zoned: R-1C – Single Family Residential

CEQA Status: Categorically Exempt, Section 15301, Class 1(e)(2)

Applicant: Audrey Tse

Owners: Chris and Ingrid Freire

Project Planner: Maria Langbauer, (650) 595-7478, mlangbauer@belmont.gov

Chair Kim confirmed that no one on the Commission had ex-parte communication on this project.

Planning Technician Langbauer summarized the report answering questions of the Commission.

Motion by Commission McCune seconded by Commissioner Hurt to open the Public Hearing.

Motion passed by show of hands 5/0

Planning Commission Meeting Minutes of May 19, 2015

The projects architect, Audrey Tse and the Property Owner, Chris Freire provided information to the Commission about the project.

Motion by Commission McCune seconded by Commissioner Mates to close the Public Hearing.

Motion passed by show of hands 5/0

Discussion ensued.

MOTION by: Commissioner McCune seconded by Commissioner Mates to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 1249 Lane Street (PA2014-0067)

Ayes: McCune, Mates, Simpson, Hurt, Kim

Noes: None

Absent: MacDonald, Goldfarb

Motion passed 5/0/2

Chair Kim noted this item can be appealed within 10 calendar days.

B. PUBLIC HEARING - 1120 Ladera Way

To consider a Single Family Design Review to construct a 1,396 Sq.Ft. addition to the existing 1,972 Sq. Ft. Single-Family Residence for a total of 3,368 Sq. Ft. (Appl. No. PA2015-0013)

APN: 045-081-090; Zoned: R-1B – Single Family Residential

CEQA Status: Categorically Exempt, Section 15301, Class 1(e)(2)

Applicant: Frank Capovilla

Owner: FDB Development

Project Planner: Rob Gill, (650) 598-4204, rgill@belmont.gov

Chair Kim confirmed that no one on the Commission had ex-parte communication on this project.

Associate Planner Gill summarized the report answering questions of the Commission

Motion by Commission McCune seconded by Commissioner Simpson to open the Public Hearing.

Motion passed by show of hands 5/0

Property owner, Bill Fisher provided information to the Commission.

Mr. Kam Ziaei expressed concerns regarding the project.

Motion by Commission Hurt seconded by Commissioner McCune to close the Public Hearing.

Motion passed by show of hands 5/0

Discussion ensued

MOTION by: Commissioner McCune, seconded by Commissioner Hurt to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 1120 Ladera Way (PA2015-0013).

Ayes: McCune, Hurt, Simpson, Kim

Noes: Mates

Absent: MacDonald, Goldfarb

Motion passed 4/1/2

Chair Kim noted this item can be appealed within 10 calendar days.

5. OTHER BUSINESS/UPDATES

A. General Plan Consistency Finding- Fiscal Year 2015-2016 Capital Improvement Program (CIP)

Community Development Director de Melo summarized the report answering questions of the Commission.

Motion by Commissioner McCune seconded by Commissioner Hurt to open the item for comments.

Motion passed 5/0

Mr. Kennan spoke regarding maintenance issues within the City's Capital Improvement Plan.

Motion by Commission McCune seconded by Commissioner Simpson to close the item for comments.

Motion passed 5/0

Discussion ensued

MOTION by: Commissioner Hurt, seconded by Commissioner Simpson to move the Resolution of the Planning Commission of the City of Belmont finding the 2015-2016 CIP consistent with the General Plan

Ayes: Hurt, Simpson, Mates, McCune, Kim

Noes: None

Absent: MacDonald, Goldfarb

Motion passed 5/0/2

Chair Kim noted this item can be appealed within 10 calendar days.

6. ADJOURNMENT: Meeting Adjourned at 9:06 pm.

Adjournment To: Tuesday, June 2, 2015-for the General Plan Joint Study Session with the Parks and Recreations Commission from 6:00-7:00 pm at the Belmont City Hall. The Regular Planning Commission Meeting will begin at 7:00 pm, Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.